



DATE FILED	<u>5-28-2021</u>
APPLICATION NUMBER	<u>2021-732</u>
For office use only	

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION
OR CHANGE IN CONDITIONS
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners
Town of Matthews Planning Board
232 Matthews Station Street
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

- ☒ A change in zoning classification of the property hereinafter described; or
☐ A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 193-293-03

Address of property: 10715 Independence Pointe Parkway

Location of property:

Title to the property was acquired on 2/8/2019
and was recorded in the name of IP Real Estate Matthews LLC
whose mailing address is 2220 S Tryon Street, Charlotte NC 28203

The deed is recorded in Book 33274 and Page 804 in the office of the Register of
Deeds for Mecklenburg County.

Present zoning classification: B-1SCD Requested zoning classification: B-3(CD)

List reason(s) why zoning should be changed (use separate sheet if necessary):

To allow indoor recreational uses in existing building (currently legal-nonconforming use) with renovations and height increase as permitted in the B-3 zoning district.

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Signature of property owner (must be original)

Doug Cosby

Print name of property owner

2220 S TRYON

Property owner's mailing address

CHARLOTTE NC

Property owner's mailing address, continued

28203

Property owner's mailing address, continued

704-968-1510 DOUG@INNERSPEAKS.COM

Property owner's phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

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TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

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PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

SUMMARY OF THE REZONING PROCESS

APPLICANT: Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

PROPERTY OWNERS: These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office June 2, 2021

Town Board of Commissioners formally accepts application and sets Public Hearing date June 14, 2021


Notices sent via mail to affected/adjacent property owners on or before July 26, 2021

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning August 9, 2021

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request August 24, 2021

Town Board of Commissioners approves or denies application September 13, 2021

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicants opportunity to present updated information, which may result in an unfavorable decision.

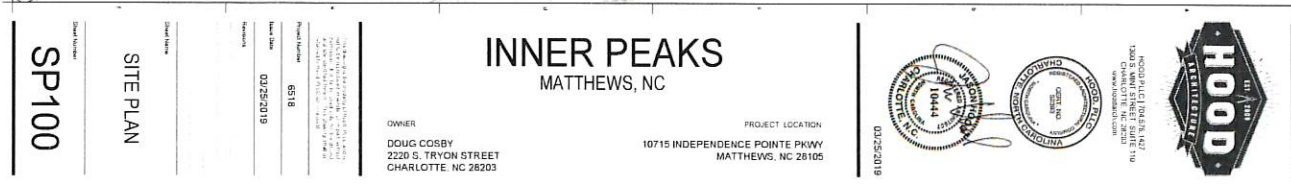
Signature of  5/28/21
☒ Property Owner Date
☐ Agent for Property Owner
☐ Other (please identify) _____

Signature of _____ Date
☐ Property Owner
☐ Agent for Property Owner
☐ Other (please identify) _____

Signature of _____ Date
☐ Property Owner
☐ Agent for Property Owner
☐ Other (please identify) _____

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PARCEL_ID	OWNER_NAME	MAILING_ADDRESS	CITY	STATE	ZIP_CODE	PROPERTY_ADDRESS	LEGAL_DESCRIPTION	DEED BOO DEED PA LAND AREA
19329301	% PROPERTY TAX DEPT T-918, TARGET CORPORATION,	C/O ALTUS GROUP US INC PO BOX 72028	PHOENIX	AZ	85050	1900 MATTHEWS TOWNSHIP PY MATTHEWS	M42-139 & ABANDONED R/W	7725 22 10.05 AC
19329308	INDEPENDENCE PARKWAY PROP LLC,	1990 NILES-CORTLAND RD	CORTLAND	OH	44410	1834 MATTHEWS TOWNSHIP PY MATTHEWS	L4C M26-798	11887 299 6.89 AC
19329401	INDEPENDENCE POINT INVESTMENTS LLC,	10737 INDEPENDENCE POINTE PKWY	CHARLOTTE	NC	28105	10737 INDEPENDENCE POINTE PY MATTHEWS	L2 M23-312	30558 428 3.67 AC
19329138	STORE MASTER FUNDING XI LLC,	C/O AMERICAN PET RESORT LLC 5130	JACKSONVILLE	FL	32216	10714 INDEPENDENCE POINTE PY MATTHEWS	L5B M24-807	31058 79 1.26 AC
19329303	IP REAL ESTATE MATTHEWS LLC,	2220 S TRYON ST	CHARLOTTE	NC	28203	10715 INDEPENDENCE POINTE PY MATTHEWS	L4 M25-976	33274 804 3.3 AC
19329136	KANTZA LLC,	9012 SKIPAWAY DR	WAXHAW	NC	28173	10630 INDEPENDENCE POINTE PY MATTHEWS	L5-A M24-228	21967 115 2 AC
19328216	FOUR LAKES LLC,	6716 HEATH GLEN DR	CHARLOTTE	NC	28227	1201 FOUR LAKES DR MATTHEWS	L1-4 M2369-381 & ABANDONED R/W	25053 835 4.393 AC
19329304	CASH FLO 1 LLC, FOUR BOXES 1 LLC,	1135 FOUR LAKES DR	MATTHEWS	NC	28105	1135 FOUR LAKES DR MATTHEWS	L4A M23-312	21748 904 1.5 AC



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INNER PEAKS

10715 Independence Point Parkway

Tax Parcel Number: 193-293-03
Acreage: ± 3.3 acres
Existing Zoning: B-1SCD
Proposed Zoning: B-3(CD)
Existing Use: Commercial/Indoor Recreation
Proposed Development: Uses as permitted by right and under prescribed conditions as allowed in the B-3 zoning district.
Maximum Building Height: Up to 50% of the building may be built to the maximum height permitted in the B-3 zoning district. This area shall be located as generally depicted on the Rezoning Plan. The remaining 50% of the building shall not exceed forty (40) feet in height.